

# Cantoria Villa

€525,000

Ref: A1424



4



3



1,568 m²



234 m²



✓



✓



Consumption  
Applied for

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€525,000 (£454,283)
Transfer tax 7% .....	€36,750 (£31,800)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Fees and Taxes

IBI property tax .....	€411.02 per annum
Refuse fees .....	€205.60 per annum

## Standard form of payment

Reservation deposit .....	€3,000 (£2,596)
Remainder of deposit to 10% .....	€49,500 (£42,832)
Final Payment of 90% on completion ....	€472,500 (£408,854)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Just outside the charming town of Cantoria, Almeria, this spacious single-story villa offers a perfect blend of functionality and contemporary design. Boasting high-quality finishes throughout, the property is perfect for a family home or potential business opportunity.

With easy access from the main road, the property has a fully fenced and gated private plot of land. A gated driveway leads up past the low maintenance gardens which consists of a variety of established fruit and palm trees, terraces ideal for barbecuing and entertaining and off road parking for several vehicles.

To the rear of the home is a large courtyard with stone table and access to a private roof solarium which boasts 360 degree views of the surrounding mountains and countryside.

The villa is thoughtfully divided into two distinct sections, with the second part of the home being an ideal space for rentals or guests, offering both privacy and comfort.

Entering through the main reception hallway is the spacious living room, a bright and airy room which leads through to the fully fitted kitchen and utility room.

A separate hallway leads to the family bath room and 3 double bedrooms, 1 being currently used as a full walk in closet. The primary bedroom also has a walk in wardrobe and en suite shower room.

At the end of the hallway is a staircase up to a loft space which could be further accommodation, at home study or office etc.

A striking feature of the home is the unusual glass ceiling hallway, which not only fills the interior with natural light but also adds a touch of architectural flair. This hallway provides access to a double garage and to the second part of the home which consists of a double bedroom, shower room, dining area with direct access to the gardens and a fully fitted more traditional kitchen with feature log burner.

A unique property that must be viewed to appreciate its layout and potential.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible